

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 3, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Andre Maue and David Schmitz.

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: July 20, 2015 APC Meeting Minutes

Motion: To approve the July 20, 2015 minutes.

Motion: Schmitz; Second: Hoover; Vote: Approved 6-0.

Murray reviewed the meeting rules and procedures.

Case No.: 1507-DDP-10 (PUBLIC HEARING)

Description: Crown Castle Monopole

4540 E 146th Street

Crown Castle by Bingham Greenebaum Doll LLP requests Detailed Development Plan review for a replacement monopole wireless communication tower on approximately 0.00 acre +/-, located in the SF-3 District.

Todd presented an overview of the proposed detailed development plan, as outlined in the staff report.

Public Hearing opened at 7:05 p.m.

No public comments.

Public Hearing closed at 7:06 p.m.

No action is required at this time.

Case No.: 1508-PUD-15 (PUBLIC HEARING)

Description: Spring Mill Station Northeast Quadrant PUD Amendment
Kroger Limited Partnership by EMH&T requests an amendment to incorporate an additional 0.529 acre +/- to the Spring Mill Station Northeast Quadrant PUD District.

AND

Case No.: 1508-DDP-14 (PUBLIC HEARING)

Description: Kroger Curbside Pick-up
150 West 161st Street
Kroger Limited Partnership by EMH&T requests Detailed Development Plan review for a curbside pick-up canopy adjacent to the existing Kroger store on approximately 0.529 acre +/- located in the Spring Mill Station Northeast Quadrant PUD District.

Howard presented an overview of the proposed ordinance and detailed development plan, as detailed in the staff reports. She noted that one written comment had been received and is posted to the online agenda.

Paula Gartner with EMH&T, on behalf of Kroger Limited Partnership, gave a brief presentation.

Public Hearing opened at 7:19 p.m.

Chris Bluto, 16438 Lakeville Xing, representing Spring Mill Station Task Group stated the group has a favorable recommendation for this project, but that the following items need to be addressed by the PUD: Traffic pattern (making sure that users of the curb-side pickup know that they need to enter the shopping center from 161st Street, not from the parking lot to the west); Eye-level signage is needed to communicate traffic circulation and pedestrian crossings (especially at the blind spots at the corners of the building); The canopy needs to be peaked and closed on the top; Concerns regarding the hours of operation for the curb-side pickup due to potential light and noise issues; and the overall PUD signage needs to be up to the current signage code;

Public Hearing closed at 7:29 p.m.

Paula Gartner responded that they will take a look at traffic issues and can add signs to visually discourage people from entering the pickup area from the front of the building. She stated that a line of sight study was done, and the exhibit shown in the presentation shows that from the 3rd story window of the townhomes, only the side of the mansard roof will be seen. She noted that the pedestrian crossing has already been adjusted per the group's request, and is show on the site plan. She said that the hours will not be until 11pm, and that the lights have to be dimmed by that time per the UDO. Gartner said that they have reviewed the City's sign standards and said that Kroger is concerned that the new sign standards could put some businesses at a disadvantage if all developments are not held to the same standard. If all businesses will be held to the same standard, then they have no issues committing to the City's standard. She noted, however, that they will have to temporarily use the signs already made while waiting for the new ones to be made.

Hoover said that all corners will be held to the same standard.

Schmitz had concerns about traffic flow, stating that two-way traffic on the north side of the building could cause gridlock if stacking occurs. He said that one-way seems more logical.

Gartner agrees that one-way traffic would be ideal, but they would have to narrow the drive to accomplish this, which would cause issues with Fire Department access.

No action is required at this time.

Case No.: 1508-DDP-13 (PUBLIC HEARING)

Description: DuraMark Technologies
North side of Southpark Drive, appx. 600 ft. east of Oak Ridge Road
EdgeRock Development by Keeler-Webb Associates requests Detailed Development Plan for a new 20,098 square-foot building on Lot 1A of The West Oak Subdivision, located in the West Oak PUD District.

Todd presented an overview of the proposed detailed development plan, as detailed in the staff report. He stated that he plans are fully compliant.

Adam DeHart, Keeler-Webb Associates, gave a brief presentation.

Public Hearing opened at 7:44 p.m.

No public comments.

Public Hearing closed at 7:45 p.m.

Motion: Forward 1508-DDP-13 with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Hoover: Second: Schmitz: Vote: 6-0

Case No.: 1508-PUD-16 (PUBLIC HEARING)

Description: CarDon PUD Amendment
Northeast corner of 146th Street and Ditch Road
Copper Trace by CarDon & Associates, Inc. requests modifications to development standards applicable to signage within the CarDon PUD District.

Murray presented an overview of the proposed ordinance, as detailed in the staff report.

Hoover asked how the monument sign would be handled on Ditch Road when Lot 2 is developed. He asked if an additional sign be added.

John Talbot, CarDon & Associates, Inc, replied it would be just one sign whether Lot 2 will be a senior living facility or a medical building. He said at this point, CarDon is looking at building a senior living facility on Lot 2, similar to Copper Trace, but noted that that decision is still a few years away from being made.

Public Hearing opened at 7:51 p.m.

No public comments.

Public Hearing closed at 7:52 p.m.

Motion: Forward 1508-PUD-16 to the Council with a favorable recommendation.

Motion: Hoover: Second: Horkay: Vote: 6-0

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification

Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek

Northwest corner of 159th Street and Town Road

Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

No reports or comments

APC MEMBERS

No report

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

No report.

ECD STAFF

No report

ADJOURNMENT (7:55 pm)

Motion: Hoover: Second: Horkay: Vote: 6-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton